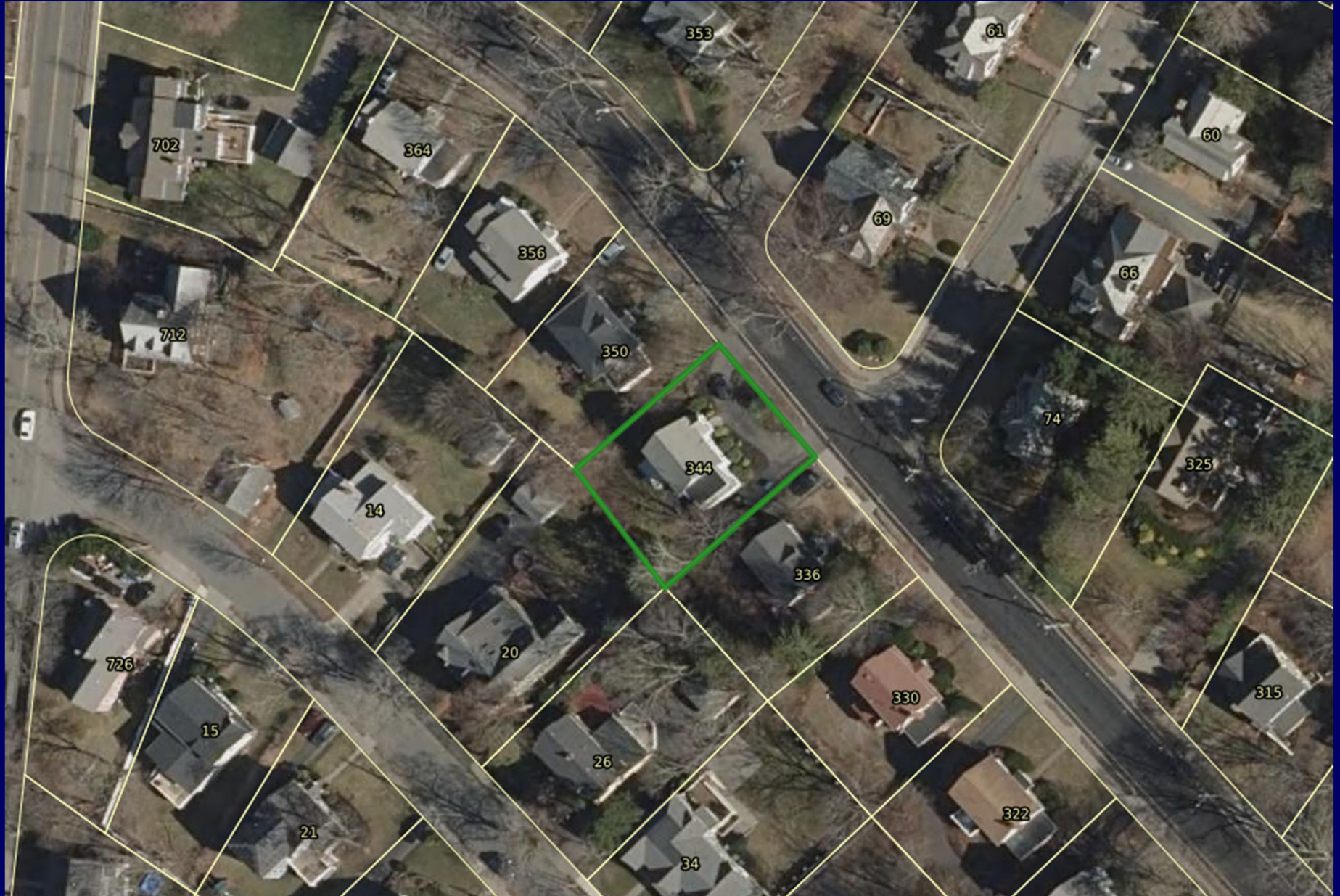


344 Woodward Street



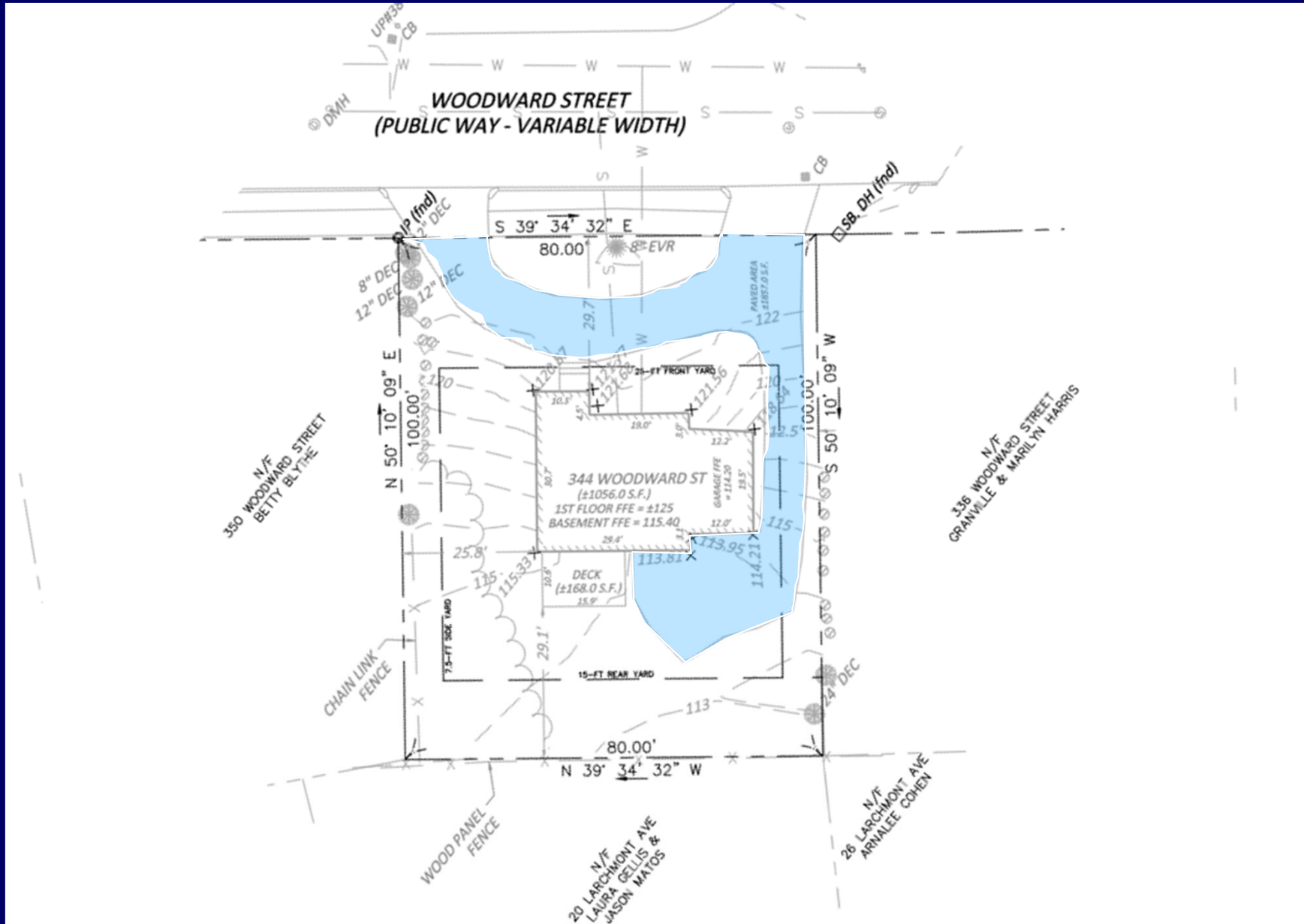
Aerial View



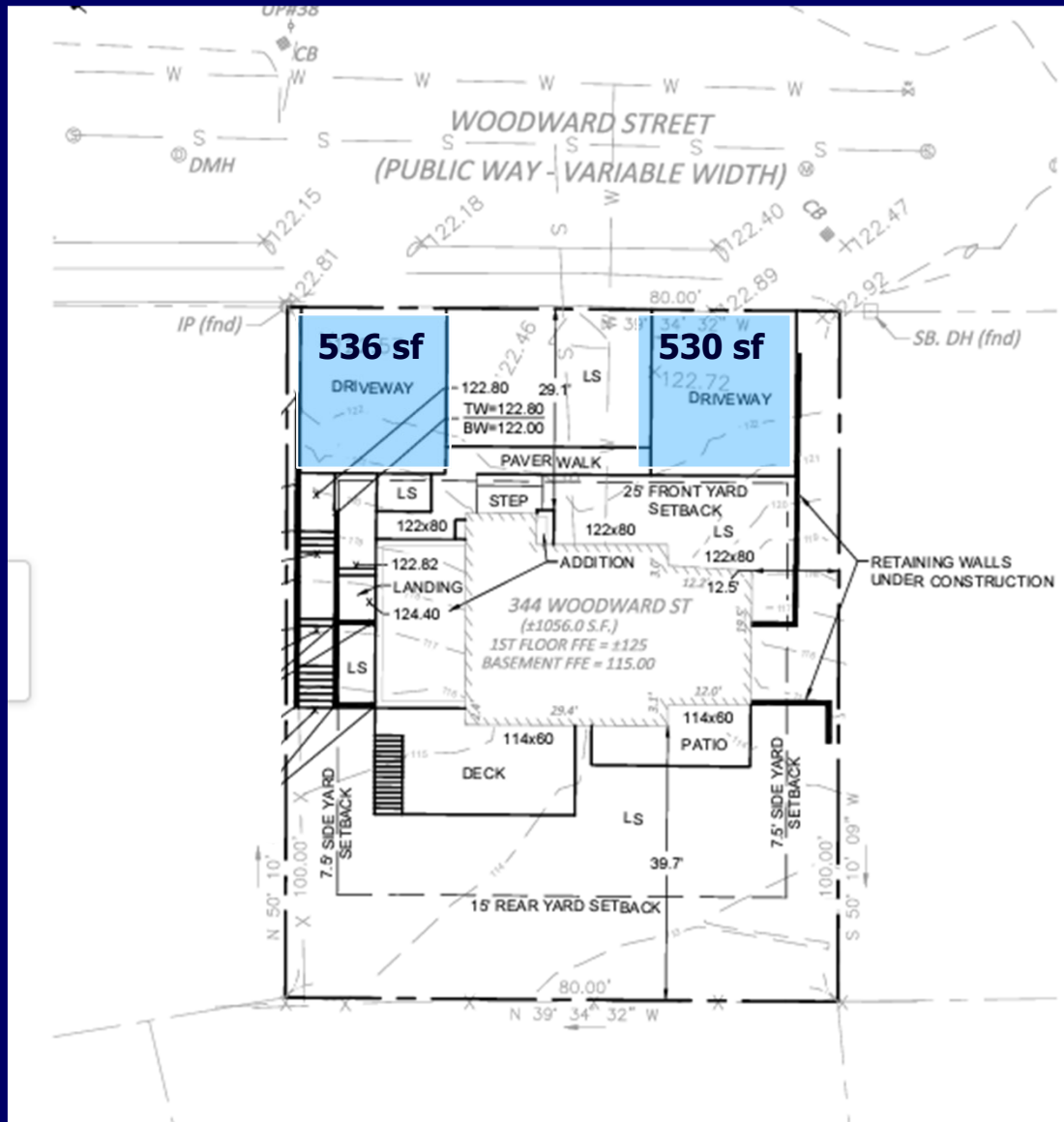
Family History



Previously Existing Conditions



Existing Conditions



ZONING SUMMARY		
PRIMARY ZONING DISTRICT: SINGLE RESIDENCE 2 (SR2)		
LOT CREATED NOVEMBER 14, 1924 (PRE-1953 LOT)		
BUILDING DIMENSIONAL REQUIREMENTS		
CRITERIA	REQUIRED	AS-BUILT
LOT AREA (MIN.)	10,000 SF	7,999.92 SF ⁽³⁾
LOT FRONTAGE (MIN.)	80 FT	80 FT
FRONT YARD SETBACK (MIN.)	25 FT	29.1 FT
SIDE YARD SETBACK (MIN.)	7.5 FT	12.5 FT
REAR YARD SETBACK (MIN.)	15 FT	39.7 FT
BUILDING HEIGHT (MAX.)	2.5 STORIES/36 FT	35.1 FT
FAR (MAX.)	0.413	. ⁽²⁾
MIN. USABLE OPEN SPACE	50%	55%
LOT COVERAGE (MAX.)	30%	18%
IMPERVIOUS AREA	±3,401 SF (MAX)	3,104 SF
GRADE PLANE AVERAGE		119.57 FT

- NOTES:
1. SITE VISIT PERFORMED ON 6/14/22 BY HIGHPOINT ENGINEERING TO CONFIRM AS-BUILT CONDITIONS.
 2. REFER TO ARCHITECTURAL PLANS FOR FLOOR AREA RATIO.
 3. SPECIAL PERMIT FOR NON-CONFORMING BUILDINGS NOT REQUIRED PER SECTION 7.8.2.1 A.

Zoning Relief



- allow parking for up to four cars in a front setback (Sections 5.1.7.A and 5.1.13)

Landscape Plan



5 SPRUCE DOY
Amelanchier canadensis

ONE BARK BURNING
Buxus sempervirens 'One Bark'

KING'S KNEE HIGH PURPLE CONIFLOMER
Lithospermum japonicum 'King's Knee High'



HAPPY RETURN DAYLILY
Ilamocaulis 'Happy Returns'

HALCYON HOSTA
Hosta 'Halcyon'

BODIB HARDY HYDRANGEA (Proven Winners)
Hydrangea paniculata 'BOBIB' pp#72, 702, cl# #62



5KX'S DWARF OAKLEAF HYDRANGEA
Hydrangea quercifolia '5KX's Dwarf'

AUTUMN JOY SEDUM
Sedum spectabile 'Autumn Joy'

ALBURY PURPLE ST. JOHNSWORT
Hypericum androsaemon 'Albury Purple'



SHIMMICK WAXWOOD
Ilex glabra 'Shimmer'

BLUE PRINCESS® MEXICAN HOLLY
Ilex x merrilliana 'Blue Princess'

BECKY SHASTA DAYLILY
Leucanthemum x superbum 'Becky'



BIG BLUE LILY TURF
Liriodendron 'Big Blue'

SIBIRIAN CYPRESS
Microbiota decussata

WALKERS LOW CAMELOT
Nepeta x Sussex 'Walker's Low'



HAMELIN CHINESE FOUNTAIN GRASS
Pennisetum alopecuroides 'Hamelin'

MT. FINE JAPANESE PERSIS
Parry japonica 'Mt. Fine'

YAKU PRINCESS RHODODENDRON
Rhododendron decoratum ssp. yakuchianum 'Y'



MUNNACHI (MAY NIGHT) MEADOW SAGE
Salvia nemorosa 'Munnachi (May Night)'

GOLD LANE JAPANESE SPIREA
Spiraea japonica 'Gold Lane'

HATTIELOU ANGLO JAPANESE YEW
Taxus x media 'Hattielou'

SPILED WINE® WEIGELA (Proven Winners)
Weigela florida 'Spilled Wine' pp#73, 701, cl# #62



NOTES

11-21	
Rev 12-6-21	
Rev 1-4-22	
Rev 8-9-22	

DATE: 11-21-21

DESIGNER: KR

SCALE: 1" = 8'

344 WOODWARD ST.
NEWTON, MA

LANDSCAPE PLAN

KIM BOHANEK
LANDSCAPE DESIGN

Landscaping Design & Installation
Residential Landscape Plans
Commercial Landscape Plans
Site Analysis & Planning
Plant Selection
Irrigation Design

Phone: 617-552-2020
Email: kim@kimbohaneklandscape.com

DATE: 11-21-21	SCALE: 1" = 8'
DESIGNER: KR	
DATE OF PLAN	

